

E-auction Date: 23.07.2025

FORM NO.22

[See Regulation 36(1)]

REGD. A/D/DASTI/AFFIXATION/BEAT OF DRUM
SALE PROCLAMATION
OFFICE OF THE RECOVERY OFFICER- I

**IN THE DEBTS RECOVERY TRIBUNAL- DEHRADUN AT 2ND FLOOR, PARAS TOWER, MAZRA,
SAHARANPUR ROAD, DEHRADUN, UK. 248171**

R.C. No. 355 of 2023

Dated: 07.05.2025

**PROCLAMATION OF SALE UNDER RULES 38, 52(2) OF SECOND SCHEDULE TO THE
INCOME TAX ACT, 1961 READ WITH THE RECOVERY OF DEBTS AND BANKRUPTCY
ACT, 1993**

HDFC BANK LTD Versus M/S Bhole Nath Trading Company & ORS

To,

CD No. 1 M/s Shri Bhole Nath Trading Company through its sole proprietor Sh. Arjun Saxena, address: Sita Road, Near Bagiawali Mandi, Chandausi, Moradabad, Uttar Pradesh- 202412.

CD No. 2 Arjun Saxena S/o Nathulal Saxena, R/o H.No.154, Sita Road, Near Bagiawal Mandi, Chandausi, Moradabad, Uttar Pradesh- 202412.

Second Address: H. No. 211, Hanuman Gadi, Chandausi, Moradabad, Uttar Pradesh- 244412.

CD No. 3 Somavati Devi W/o Sh. Nathulal Saxena, R/o H.No.154, Sita Road, Near Bagiawal Mandi, Chandausi, Moradabad, Uttar Pradesh- 202412.

CD No. 4 Nathulal Saxena S/o Bhim Sain, R/o H.No.154, Sita Road, Near Bagiawal Mandi, Chandausi, Moradabad, Uttar Pradesh- 202412.

Whereas a sum of Rs 49,27,415.84 (Rupees Forty Nine Lakhs Twenty Seven Thousands Four Hundred Fifteen And Paise Eighty Four Only) along with pendente-lite and future interest @ 11.00 % simple interest yearly w.e.f. 01/11/2022 till realization and costs of Rs 82,005 (Rupees Eighty Two Thousands Five Only), in respect of Recovery Certificate in O.A. Case No. 554 of 2022 issued by the Presiding Officer, Debts Recovery Tribunal, Dehradun in present matter is awarded against CDs.

Whereas (C.D.) have failed to pay the dues of Rs. 60,14,417.27 (Rupees Sixty Lakhs Fourteen Thousand Four Hundred Seventeen Paise Twenty Seven Only) as on 02.08.2024 payable by (C.D) in respect of Certificate No. RC 355 of 2023.

And whereas the undersigned has ordered the sale of property mentioned in the Schedule below in satisfaction of the said certificate.

Notice is hereby given that in absence of any order of postponement, the said property shall be sold on **23.07.2025** between 11:00 A.M to 12:00 P.M (with extension of 5 minutes duration after 12:00 Noon, if required) by e-auction and bidding shall take place through "Online Electronic Bidding" through the website <https://drt.auctiontiger.net> of M/s E-procurement technologies ltd.

For further detail contact: **Mr. Manish Pandey, Legal Manager, HDFC BANK (Mobile No. 9368048204).**

The sale will be of the property of the defendant above named as mentioned in the schedule below and the liabilities and claims attaching to the said property, so far as they have been ascertained, are those specified in the schedule against each lot.

The particulars specified in the annexed schedule have been stated to the best of the information of the undersigned, but the undersigned shall not be answerable for any error, mis-statement or omission in this proclamation.

1. The reserve price below which the property shall not be sold is **Rs 51,50,000/-**.
2. The amount by which the biddings are to be increased shall be **Rs 1,00,000/-** In the event of any dispute arising as to the amount of bid, or as to the bidder, the lot shall at once be again put up to auction.
3. The highest bidder shall be declared to be the purchaser of any lot provided that further that the amount bid by him is not less than the reserve price. It shall be in the discretion of the undersigned to decline/acceptance of the highest bid when the price offered appears so clearly inadequate as to make it inadvisable to do so.
4. **EMD of Rs 5,15,000/-** shall be deposited positively by **21.07.2025** by way of DD in favour of **Recovery Officer, DRT Dehradun to be deposited with Recovery Officer, DRT Dehradun** and details of the property along with copy of PAN card, Address proof and identity proof, E-mail ID, Mobile No. and in case of the company or any other document confirming representation/attorney of the company and the receipt/counter file of such deposit in physical mode shall be submitted before the undersigned. **EMD and Requisite documents as mentioned deposited after last date of EMD shall not be considered for participation in the e-auction.**
5. The successful bidder shall have to pay **25% of the sale proceeds after adjustment of EMD on being knocked down by next date i.e 24.07.2025** by 3:00 P.M. through RTGS/NEFT/directly in to the **Account No: 7360878086, Account Name: Recovery Officer, Debts Recovery Tribunal Dehradun having IFSC Code No. IDIB000D557** or by way of Demand Draft in favour of **Recovery Officer, DRT Dehradun to be deposited with Recovery Officer, DRT Dehradun**. If the next day is Holiday or Sunday, then on next first office day.
6. The purchaser shall deposit the balance **75% of the sale proceeds on or before 15th day** from the date of sale of the property, exclusive of such day, or if the **15th day be Sunday or other Holiday**, then on the first office day after the 15th day by prescribed mode through RTGS/NEFT/directly in to the **Account No: 7360878086, Account Name: Recovery Officer, Debts Recovery Tribunal Dehradun having IFSC Code No. IDIB000D557** or by way of **Demand Draft in favour of Recovery Officer, DRT Dehradun to be deposited with Recovery Officer, DRT Dehradun**. In addition to the above the purchaser shall also deposit **Poundage fee with Recovery Officer, DRT Dehradun @ 2% upto Rs.1,000/- and @1% of the excess of the said amount of Rs.1,000/- through DD in favour of Registrar, DRT Dehradun.**

In case of default of payment within the prescribed period, the deposit, after defraying the expenses of the sale, may, if the undersigned thinks fit, shall be forfeited to the Government and the defaulting purchaser shall forfeit all claims to the property or to any part of the sum for which it may subsequently be sold. The property shall be resold, after the issue of fresh proclamation of sale.

The property is being sold on **“AS IS WHERE IS BASIS”**.

The undersigned reserves the right to accept or reject any or all bids if found unreasonable or postpone the auction at any time without assigning any reason.

Lot No.	Description of property to be sold with the names of the other co-owner where the property belongs to the defaulter and any other person as co-owner.	Revenue assessed upon the property or any part thereof	Details of any other encumbrance to which property is liable	Claims, if any, which have been put forward to the property, and any other known particulars bearing on its nature and value.
1.	2.	3.	4.	5.
1.	<p>Equitable mortgage of one residential house situated at House No. 211, Hanuman Gadi, Tehsil Chandausi, District Sambhal, Moradabad, Uttar Pradesh 244412 admeasuring 129.58 sq m (155 sq yd) or 1394.79 sq ft registered in the name of Somavati Devi and Nathulal Saxena vide sale deed dated 21.05.1999 vide Book No. 1 Vol No. 187, page no 168- 184, Serial No. 2350 in the office of SRO Chandosi Moradabad executed by Dwarka Prasad in favour of Somavati and Nathulal Saxena. Bounded as East: Property of Rajendra Prashad. West: Property of Seller. North: Property of Seller. South: Kacha Rasta.</p>	Not Known	Not Known	Not Known

Given under my hand and seal on this **07.05.2025**

**Recovery Officer
DRT, Dehradun**